HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Montréal CMA

Date Released: May 2018

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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Montréal CMA
Total Number of Starts
January - April 2018
Legend
No starts
1 - 324 starts
325 - 647 starts
648 - 970 starts
971 - 1294 starts
N
0 2 4 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2018		
Montreal CMA[1]	March 2018	April 2018
Trend[2]	27,727	26,412
SAAR	20,192	32,935
	April 2017	April 2018
Actual		
April - Single-Detached	320	263
April - Multiples	1,516	2,653
April - Total	1,836	2,916
January to April - Single-Detached	671	603
January to April - Multiples	5,834	6,788
January to April - Total	6,505	7,391

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	263	124	187	0	18	1,052	0	1,272	2,916
April 2017	320	94	68	0	25	433	11	885	1,836
% Change	-17.8	31.9	175.0	n/a	-28.0	143.0	-100.0	43.7	58.8
Year-to-date 2018	603	290	416	0	64	2,894	2	3,122	7,391
Year-to-date 2017	671	260	192	0	73	2,550	28	2,674	6,505
% Change	-10.1	11.5	116.7	n/a	-12.3	13.5	-92.9	16.8	13.6
UNDER CONSTRUCTION									
April 2018	982	456	866	0	290	11,846	3	11,345	26,198
April 2017	998	422	531	0	315	9,558	50	9,945	22,000
% Change	-1.6	8.1	63.1	n/a	-7.9	23.9	-94.0	14.1	19.1
COMPLETIONS									
April 2018	164	56	68	0	17	233	1	501	1,091
April 2017	172	64	82	0	23	690	0	378	1,409
% Change	-4.7	-12.5	-17.1	n/a	-26.1	-66.2	n/a	32.5	-22.6
Year-to-date 2018	691	186	249	0	73	1,674	2	1,708	4,634
Year-to-date 2017	683	182	201	0	110	1,523	10	921	3,637
% Change	1.2	2.2	23.9	n/a	-33.6	9.9	-80.0	85.5	27.4
COMPLETED & NOT ABSORBED									
April 2018	266	170	224	0	74	1,684	n/a	n/a	2,418
April 2017	279	171	201	0	90	2,023	n/a	n/a	2,764
% Change	-4.7	-0.6	11.4	n/a	-17.8	-16.8	n/a	n/a	-12.5
ABSORBED									
April 2018	162	48	69	0	17	242	n/a	n/a	538
April 2017	192	52	78	0	20	624	n/a	n/a	966
% Change	-15.6	-7.7	-11.5	n/a	-15.0	-61.2	n/a	n/a	-44.3
Year-to-date 2018	673	193	250	0	80	1,616	n/a	n/a	2,812
Year-to-date 2017	685	174	211	0	122	1,567	n/a	n/a	2,759
% Change	-1.8	10.9	18.5	n/a	-34.4	3.1	n/a	n/a	1.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
April 2018	13	6	46	0	0	731	0	139	935
April 2017	8	10	10	0	0	136	0	136	300
Laval									
April 2018	12	2	28	0	0	8	0	381	431
April 2017	18	6	0	0	0	6	0	45	75
North Shore									
April 2018	117	40	71	0	0	150	0	232	610
April 2017	121	22	27	0	14	50	0	105	339
South Shore									
April 2018	94	64	30	0	18	144	0	514	864
April 2017	134	52	31	0	0	235	11	595	1,058
Vaudreuil-Soulanges									
April 2018	27	12	12	0	0	19	0	6	76
April 2017	39	4	0	0	11	6	0	4	64
Montréal CMA									
April 2018	263	124	187	0	18	1,052	0	1,272	2,916
April 2017	320	94	68	0	25	433	11	885	1,836
UNDER CONSTRUCTION									
Island of Montréal									
April 2018	96	58	183	0	141	7,865	0	4,746	13,499
April 2017	83	44	42	0	112	6,469	0	3,766	10,697
Laval									
April 2018	53	8	63	0	0	1,418	0	881	2,423
April 2017	76	20	56	0	0	1,037	0	715	1,904
North Shore									
April 2018	390	112	315	0	4	1,041	0	1,710	3,572
April 2017	375	78	212	0	52	727	0	1,239	2,683
South Shore									
April 2018	326	244	195	0	145	1,362	1	3,926	6,199
April 2017	350	242	179	0	73	1,137	50	3,290	5,321
Vaudreuil-Soulanges									
April 2018	117	34	110	0	0	160	2	82	505
April 2017	114	38	42	0	78	188	0	935	1,395
Montréal CMA									
April 2018	982	456	866	0	290	11,846	3	11,345	26,198
April 2017	998	422	531	0	315	9,558	50	9,945	22,000

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
April 2018	9	2	17	0	9	91	0	326	505
April 2017	18	4	32	0	5	471	0	3	533
Laval									
April 2018	10	2	6	0	0	0	0	0	18
April 2017	6	6	0	0	0	80	0	6	98
North Shore									
April 2018	73	22	17	0	8	70	1	81	272
April 2017	73	10	28	0	6	16	0	294	427
South Shore									
April 2018	50	24	12	0	0	48	0	82	216
April 2017	59	38	14	0	8	111	0	67	297
Vaudreuil-Soulanges									
April 2018	22	6	16	0	0	24	0	12	80
April 2017	16	6	8	0	4	12	0	8	54
Montréal CMA									
April 2018	164	56	68	0	17	233	1	501	1,091
April 2017	172	64	82	0	23	690	0	378	1,409
COMPLETED & NOT ABSORBED									
Island of Montréal									
April 2018	10	12	14	0	9	350	n/a	n/a	395
April 2017	12	5	23	0	23	565	n/a	n/a	628
Laval									
April 2018	30	16	19	0	0	358	n/a	n/a	423
April 2017	32	19	28	0	4	246	n/a	n/a	329
North Shore									
April 2018	142	63	119	0	43	613	n/a	n/a	980
April 2017	145	68	104	0	40	759	n/a	n/a	1,116
South Shore									
April 2018	53	55	20	0	10	281	n/a	n/a	419
April 2017	69	76	24	0	13	378	n/a	n/a	560
Vaudreuil-Soulanges									
April 2018	31	24	52	0	12	82	n/a	n/a	201
April 2017	21	3	22	0	10	75	n/a	n/a	131
Montréal CMA									
April 2018	266	170	224	0	74	1,684	n/a	n/a	2,418
April 2017	279	171	201	0	90	2,023	n/a	n/a	2,764

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
April 2018	10	4	17	0	9	76	n/a	n/a	116
April 2017	18	4	28	0	6	389	n/a	n/a	445
Laval									
April 2018	9	2	6	0	0	16	n/a	n/a	33
April 2017	13	3	9	0	0	76	n/a	n/a	101
North Shore									
April 2018	74	12	35	0	4	63	n/a	n/a	188
April 2017	73	9	13	0	7	49	n/a	n/a	151
South Shore									
April 2018	51	27	10	0	4	63	n/a	n/a	155
April 2017	69	28	13	0	3	103	n/a	n/a	216
Vaudreuil-Soulanges									
April 2018	18	3	1	0	0	24	n/a	n/a	46
April 2017	19	8	15	0	4	7	n/a	n/a	53
Montréal CMA									
April 2018	162	48	69	0	17	242	n/a	n/a	538
April 2017	192	52	78	0	20	624	n/a	n/a	966

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Zone 1	1	0	0	0	0	0	0	0	1	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	1	3	0	0	0	0	0	0	1	3	-66.7
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	22	0	0	0	22	0	n/a
Zone 7	2	0	6	4	5	0	29	23	42	27	55.6
Zone 8	0	0	0	4	0	0	0	0	0	4	-100.0
Zone 9	0	0	0	0	0	0	75	0	75	0	n/a
Zone 10	0	0	0	0	0	0	37	0	37	0	n/a
Zone 11	0	0	0	0	0	0	2	32	2	32	-93.8
Zone 12	5	2	0	0	0	0	0	24	5	26	-80.8
Zone 13	1	0	0	0	0	0	126	0	127	0	n/a
Zone 14	0	1	0	0	12	0	53	0	65	1	**
Zone 15	1	1	0	0	0	0	0	0	1	1	0.0
Zone 16	0	1	0	0	0	0	87	64	87	65	33.8
Zone 17	0	0	0	0	5	0	457	0	462	0	n/a
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	6	0	6	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	2	0	0	2	0	0	0	0	2	2	0.0
Zone 22	0	0	0	0	0	10	0	129	0	139	-100.0
Zone 23	0	6	0	0	0	0	382	30	382	36	**
Zone 24	6	7	2	2	18	0	7	21	33	30	10.0
Zone 25	6	5	0	4	10	0	0	0	16	9	77.8
Zone 26	15	15	12	8	0	0	24	16	51	39	30.8
Zone 27	28	34	6	0	9	8	141	27	184	69	166.7
Zone 28	13	13	10	0	22	0	162	0	207	13	**
Zone 29	44	32	10	14	25	33	27	88	106	167	-36.5
Zone 30	4	10	0	0	8	0	12	9	24	19	26.3
Zone 31	13	17	2	0	0	0	23	15	38	32	18.8
Zone 32	7	18	10	8	9	7	76	426	102	459	-77.8
Zone 33	10	18	6	0	0	0	56	9	72	27	166.7
Zone 34	7	15	0	0	0	3	11	16	18	34	-47.1
Zone 35	39	40	24	30	8	7	51	20	122	97	25.8
Zone 36	16	22	6	10	7	12	368	284	397	328	21.0
Zone 37	8	4	14	0	16	6	69	63	107	73	46.6
Zone 38	7	17	4	4	8	7	27	12	46	40	15.0
Zone 39	27	39	12	4	12	11	25	10	76	64	18.8
Montréal CMA	263	320	124	94	196	104	2,333	1,318	2,916	1,836	58.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	2	0	0	0	0	0	40	409	42	409	-89.7
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	0	0	0	0	0	162	59	162	59	174.6
Zone 4	7	5	0	0	0	0	0	0	7	5	40.0
Zone 5	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 6	0	0	4	0	24	0	14	8	42	8	**
Zone 7	2	0	6	4	5	0	44	34	57	38	50.0
Zone 8	1	1	0	4	0	0	0	0	1	5	-80.0
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	0	0	0	0	0	0	37	26	37	26	42.3
Zone 11	0	0	0	0	18	0	8	60	26	60	-56.7
Zone 12	7	3	0	4	7	0	24	87	38	94	-59.6
Zone 13	2	0	0	0	0	4	182	7	184	11	**
Zone 14	2	4	0	6	24	7	53	10	79	27	192.6
Zone 15	1	1	0	0	0	0	0	0	1	1	0.0
Zone 16	0	2	0	0	0	0	225	66	225	68	**
Zone 17	0	0	0	0	5	0	1,289	1,154	1,294	1,154	12.1
Zone 18	2	0	0	0	0	0	94	38	96	38	152.6
Zone 19.1	1	0	2	0	0	0	6	85	9	85	-89.4
Zone 19.2	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	4	3	2	2	21	0	24	0	51	5	**
Zone 22	1	0	0	0	0	10	0	241	1	251	-99.6
Zone 23	7	13	0	0	0	0	439	363	446	376	18.6
Zone 24	9	18	2	2	24	16	194	21	229	57	**
Zone 25	9	12	6	14	28	0	68	8	111	34	**
Zone 26	53	33	32	12	3	8	45	68	133	121	9.9
Zone 27	59	82	30	10	48	32	250	90	387	214	80.8
Zone 28	40	36	16	0	47	16	391	93	494	145	**
Zone 29	75	80	16	26	36	47	104	481	231	634	-63.6
Zone 30	13	21	0	8	23	9	62	50	98	88	11.4
Zone 31	38	47	8	10	0	0	46	164	92	221	-58.4
Zone 32	15	23	24	10	19	13	928	640	986	686	43.7
Zone 33	19	24	6	2	0	0	56	27	81	53	52.8
Zone 34	27	22	0	0	0	19	142	69	169	110	53.6
Zone 35	72	87	44	72	8	7	144	100	268	266	0.8
Zone 36	33	37	24	18	26	32	599	341	682	428	59.3
Zone 37	18	7	38	26	59	20	135	397	250	450	-44.4
Zone 38	13	24	6	12	16	10	42	70	77	116	-33.6
Zone 39	71	86	24	18	24	29	108	17	227	150	51.3
Montréal CMA	603	671	292	260	465	283	6,031	5,291	7,391	6,505	13.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	22	0	0	0	0	0	0	0
Zone 7	5	0	0	0	0	16	29	7
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	75	0	0	0
Zone 10	0	0	0	0	0	0	37	0
Zone 11	0	0	0	0	0	32	2	0
Zone 12	0	0	0	0	0	24	0	0
Zone 13	0	0	0	0	126	0	0	0
Zone 14	12	0	0	0	53	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	16	64	71	0
Zone 17	5	0	0	0	457	0	0	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	6	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	10	0	0	0	0	0	129
Zone 23	0	0	0	0	8	0	374	30
Zone 24	18	0	0	0	0	6	7	15
Zone 25	10	0	0	0	0	0	0	0
Zone 26	0	0	0	0	5	5	19	11
Zone 27	9	8	0	0	0	4	141	23
Zone 28	22	0	0	0	126	0	36	0
Zone 29	25	33	0	0	21	41	6	47
Zone 30	8	0	0	0	5	0	7	9
Zone 31	0	0	0	0	0	0	23	15
Zone 32	9	7	0	0	12	28	64	398
Zone 33	0	0	0	0	10	0	46	9
Zone 34	0	3	0	0	0	16	11	0
Zone 35	8	3	0	4	22	0	29	20
Zone 36	7	12	0	0	29	143	339	141
Zone 37	16	6	0	0	65	48	4	15
Zone 38	8	0	0	7	6	0	21	12
Zone 39	12	11	0	0	19	6	6	4
Montréal CMA	196	93	0	11	1,061	433	1,272	885

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	0	24	40	337
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	151	0	11	59
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	8	0	0
Zone 6	24	0	0	0	14	0	0	8
Zone 7	5	0	0	0	0	24	44	10
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	75	0	1	0
Zone 10	0	0	0	0	0	26	37	0
Zone 11	18	0	0	0	0	60	8	0
Zone 12	7	0	0	0	24	78	0	0
Zone 13	0	4	0	0	182	7	0	0
Zone 14	24	7	0	0	53	10	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	32	66	193	0
Zone 17	5	0	0	0	1,157	1,128	132	26
Zone 18	0	0	0	0	82	24	12	14
Zone 19.1	0	0	0	0	6	76	0	9
Zone 19.2	0	4	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	21	0	0	0	24	0	0	0
Zone 22	0	10	0	0	0	112	0	129
Zone 23	0	0	0	0	8	124	431	239
Zone 24	24	16	0	0	166	6	28	15
Zone 25	28	0	0	0	44	5	24	3
Zone 26	3	8	0	0	19	45	26	23
Zone 27	48	32	0	0	23	19	227	71
Zone 28	47	16	0	0	268	24	123	69
Zone 29	36	47	0	0	35	171	69	310
Zone 30	23	9	0	0	31	15	31	35
Zone 31	0	0	0	0	9	13	37	151
Zone 32	19	10	0	3	207	122	721	518
Zone 33	0	0	0	0	10	12	46	15
Zone 34	0	19	0	0	6	25	136	44
Zone 35	8	3	0	4	56	26	88	74
Zone 36	26	32	0	0	47	161	552	180
Zone 37	59	6	0	14	75	136	60	261
Zone 38	16	3	0	7	18	4	24	66
Zone 39	24	29	0	0	87	9	21	8
Montréal CMA	465	255	0	28	2,909	2,560	3,122	2,674

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Zone 1	1	0	0	0	0	0	1	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	1	3	0	0	0	0	1	3
Zone 5	0	0	0	0	0	0	0	0
Zone 6	22	0	0	0	0	0	22	0
Zone 7	13	4	0	16	29	7	42	27
Zone 8	0	4	0	0	0	0	0	4
Zone 9	0	0	75	0	0	0	75	0
Zone 10	0	0	0	0	37	0	37	0
Zone 11	0	0	0	32	2	0	2	32
Zone 12	5	2	0	24	0	0	5	26
Zone 13	3	0	124	0	0	0	127	0
Zone 14	12	1	53	0	0	0	65	1
Zone 15	1	1	0	0	0	0	1	1
Zone 16	0	1	16	64	71	0	87	65
Zone 17	5	0	457	0	0	0	462	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	6	0	0	0	6	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	2	2	0	0	0	0	2	2
Zone 22	0	10	0	0	0	129	0	139
Zone 23	0	6	8	0	374	30	382	36
Zone 24	26	9	0	6	7	15	33	30
Zone 25	16	9	0	0	0	0	16	9
Zone 26	27	23	5	5	19	11	51	39
Zone 27	43	42	0	4	141	23	184	69
Zone 28	49	13	122	0	36	0	207	13
Zone 29	82	65	18	55	6	47	106	167
Zone 30	12	10	5	0	7	9	24	19
Zone 31	15	17	0	0	23	15	38	32
Zone 32	20	33	18	28	64	398	102	459
Zone 33	16	18	10	0	46	9	72	27
Zone 34	7	18	0	16	11	0	18	34
Zone 35	71	73	22	0	29	24	122	97
Zone 36	29	44	29	143	339	141	397	328
Zone 37	26	10	77	48	4	15	107	73
Zone 38	19	21	6	0	21	19	46	40
Zone 39	51	43	19	17	6	4	76	64
Montréal CMA	574	482	1,070	458	1,272	896	2,916	1,836

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	2	0	0	24	40	337	42	409
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	0	151	0	11	59	162	59
Zone 4	7	5	0	0	0	0	7	5
Zone 5	0	0	0	8	0	0	0	8
Zone 6	30	0	12	0	0	8	42	8
Zone 7	13	4	0	24	44	10	57	38
Zone 8	1	5	0	0	0	0	1	5
Zone 9	0	0	75	0	1	0	76	0
Zone 10	0	0	0	26	37	0	37	26
Zone 11	0	0	18	60	8	0	26	60
Zone 12	14	7	24	78	0	0	38	94
Zone 13	4	0	180	11	0	0	184	11
Zone 14	26	10	53	17	0	0	79	27
Zone 15	1	1	0	0	0	0	1	1
Zone 16	0	2	32	66	193	0	225	68
Zone 17	7	0	1,155	1,128	132	26	1,294	1,154
Zone 18	2	0	82	24	12	14	96	38
Zone 19.1	3	0	6	76	0	9	9	85
Zone 19.2	0	0	0	4	0	0	0	4
Zone 20	0	0	0	0	0	0	0	0
Zone 21	23	5	28	0	0	0	51	5
Zone 22	1	10	0	112	0	129	1	251
Zone 23	7	13	8	124	431	239	446	376
Zone 24	35	36	166	6	28	15	229	57
Zone 25	43	26	44	5	24	3	111	34
Zone 26	88	55	19	43	26	23	133	121
Zone 27	137	124	23	19	227	71	387	214
Zone 28	107	52	264	24	123	69	494	145
Zone 29	130	138	32	186	69	310	231	634
Zone 30	36	38	31	15	31	35	98	88
Zone 31	46	57	9	13	37	151	92	221
Zone 32	52	40	213	125	721	521	986	686
Zone 33	25	26	10	12	46	15	81	53
Zone 34	27	37	6	29	136	44	169	110
Zone 35	124	164	56	24	88	78	268	266
Zone 36	85	89	45	159	552	180	682	428
Zone 37	79	39	111	136	60	275	250	450
Zone 38	35	36	18	7	24	73	77	116
Zone 39	117	104	87	38	23	8	227	150
Montréal CMA	1,309	1,123	2,958	2,623	3,124	2,702	7,391	6,505

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	1	0	0	0	0	0	0	1	1	0.0
Zone 4	1	5	0	0	0	0	0	0	1	5	-80.0
Zone 5	0	0	0	0	0	0	51	0	51	0	n/a
Zone 6	0	0	0	0	9	5	0	146	9	151	-94.0
Zone 7	2	0	0	2	0	0	21	8	23	10	130.0
Zone 8	0	1	0	0	0	0	0	6	0	7	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 11	0	0	0	0	0	0	3	0	3	0	n/a
Zone 12	3	2	2	2	0	0	51	19	56	23	143.5
Zone 13	0	0	0	0	0	0	6	12	6	12	-50.0
Zone 14	0	0	0	0	0	8	0	80	0	88	-100.0
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	228	173	228	173	31.8
Zone 18	0	0	0	0	0	0	0	12	0	12	-100.0
Zone 19.1	0	1	0	0	0	0	0	18	0	19	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	6	0	6	0	n/a
Zone 21	1	4	0	0	0	0	102	2	103	6	**
Zone 22	1	4	0	0	17	18	0	0	18	22	-18.2
Zone 23	3	1	0	0	0	0	0	77	3	78	-96.2
Zone 24	2	1	0	2	0	0	0	6	2	9	-77.8
Zone 25	5	4	2	4	6	0	0	3	13	11	18.2
Zone 26	13	7	12	2	0	0	26	3	51	12	**
Zone 27	14	20	4	2	0	17	24	24	42	63	-33.3
Zone 28	12	10	0	0	0	0	20	149	32	159	-79.9
Zone 29	20	13	4	4	11	7	46	67	81	91	-11.0
Zone 30	8	4	0	0	14	10	28	15	50	29	72.4
Zone 31	7	19	2	2	0	0	7	52	16	73	-78.1
Zone 32	9	10	0	10	0	3	24	58	33	81	-59.3
Zone 33	4	6	4	2	0	8	0	12	8	28	-71.4
Zone 34	12	5	0	0	0	0	7	54	19	59	-67.8
Zone 35	13	17	8	4	0	0	66	3	87	24	**
Zone 36	7	13	4	6	6	0	4	48	21	67	-68.7
Zone 37	2	1	8	14	6	7	26	3	42	25	68.0
Zone 38	3	7	0	2	0	4	3	0	6	13	-53.8
Zone 39	22	16	6	6	16	12	36	20	80	54	48.1
Montréal CMA	165	172	56	64	85	103	785	1,070	1,091	1,409	-22.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	2	1	2	0	0	0	9	3	13	4	**
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	2	2	0	0	0	0	59	58	61	60	1.7
Zone 4	6	11	0	0	0	0	0	0	6	11	-45.5
Zone 5	0	0	0	0	0	0	57	0	57	0	n/a
Zone 6	1	0	0	0	30	37	0	158	31	195	-84.1
Zone 7	4	2	4	10	0	8	92	17	100	37	170.3
Zone 8	1	1	0	0	0	0	0	6	1	7	-85.7
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	3	0	0	0	0	4	0	0	3	4	-25.0
Zone 11	0	0	0	0	0	0	94	5	94	5	**
Zone 12	4	6	6	10	0	0	60	53	70	69	1.4
Zone 13	0	0	0	0	5	4	66	26	71	30	136.7
Zone 14	4	3	6	0	12	16	77	88	99	107	-7.5
Zone 15	2	3	0	0	5	0	0	0	7	3	133.3
Zone 16	0	1	0	0	6	0	8	9	14	10	40.0
Zone 17	0	0	0	0	0	3	756	517	756	520	45.4
Zone 18	0	0	0	0	0	0	43	14	43	14	**
Zone 19.1	0	1	0	0	0	0	85	18	85	19	**
Zone 19.2	0	0	0	0	5	0	0	0	5	0	n/a
Zone 20	0	0	0	0	0	0	6	0	6	0	n/a
Zone 21	3	9	0	0	0	16	102	2	105	27	**
Zone 22	4	8	2	0	17	41	41	0	64	49	30.6
Zone 23	11	11	2	0	5	0	326	80	344	91	**
Zone 24	16	19	2	2	0	9	22	117	40	147	-72.8
Zone 25	11	12	2	8	6	5	19	9	38	34	11.8
Zone 26	51	27	16	26	6	0	46	166	119	219	-45.7
Zone 27	53	52	8	4	23	28	159	94	243	178	36.5
Zone 28	50	35	0	2	15	7	58	256	123	300	-59.0
Zone 29	83	84	8	20	20	24	114	178	225	306	-26.5
Zone 30	29	31	0	0	19	14	44	27	92	72	27.8
Zone 31	50	55	4	6	0	0	93	133	147	194	-24.2
Zone 32	26	30	12	22	23	9	151	112	212	173	22.5
Zone 33	18	27	8	4	9	8	4	21	39	60	-35.0
Zone 34	37	19	4	0	0	0	38	54	79	73	8.2
Zone 35	70	75	36	14	3	3	142	70	251	162	54.9
Zone 36	40	34	12	20	32	0	178	85	262	139	88.5
Zone 37	13	20	24	20	22	7	367	3	426	50	**
Zone 38	19	28	6	10	5	4	31	12	61	54	13.0
Zone 39	80	77	22	10	40	54	100	73	242	214	13.1
Montréal CMA	693	684	186	188	308	301	3,447	2,464	4,634	3,637	27.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	51	0	0	0
Zone 6	9	5	0	0	0	146	0	0
Zone 7	0	0	0	0	0	8	3	0
Zone 8	0	0	0	0	0	6	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	3	0
Zone 12	0	0	0	0	18	16	0	3
Zone 13	0	0	0	0	6	12	0	0
Zone 14	0	8	0	0	0	80	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	10	173	218	0
Zone 18	0	0	0	0	0	12	0	0
Zone 19.1	0	0	0	0	0	18	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	6	0	0	0
Zone 21	0	0	0	0	0	2	102	0
Zone 22	17	18	0	0	0	0	0	0
Zone 23	0	0	0	0	0	74	0	3
Zone 24	0	0	0	0	0	6	0	0
Zone 25	6	0	0	0	0	0	0	3
Zone 26	0	0	0	0	12	0	14	3
Zone 27	0	17	0	0	16	4	8	20
Zone 28	0	0	0	0	0	0	20	149
Zone 29	11	7	0	0	42	12	4	55
Zone 30	14	10	0	0	0	0	28	15
Zone 31	0	0	0	0	0	0	7	52
Zone 32	0	3	0	0	4	3	20	55
Zone 33	0	8	0	0	0	6	0	6
Zone 34	0	0	0	0	3	54	4	0
Zone 35	0	0	0	0	17	0	49	3
Zone 36	6	0	0	0	4	48	0	0
Zone 37	6	7	0	0	20	0	6	3
Zone 38	0	4	0	0	0	0	3	0
Zone 39	16	12	0	0	24	12	12	8
Montréal CMA	85	103	0	0	233	692	501	378

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	0	3	9	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	59	58
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	51	0	6	0
Zone 6	30	37	0	0	0	158	0	0
Zone 7	0	8	0	0	55	10	19	0
Zone 8	0	0	0	0	0	6	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	0
Zone 11	0	0	0	0	81	5	13	0
Zone 12	0	0	0	0	24	40	3	13
Zone 13	5	4	0	0	12	23	54	3
Zone 14	12	16	0	0	50	88	27	0
Zone 15	5	0	0	0	0	0	0	0
Zone 16	6	0	0	0	8	5	0	4
Zone 17	0	3	0	0	265	491	491	26
Zone 18	0	0	0	0	12	14	31	0
Zone 19.1	0	0	0	0	85	18	0	0
Zone 19.2	5	0	0	0	0	0	0	0
Zone 20	0	0	0	0	6	0	0	0
Zone 21	0	16	0	0	0	2	102	0
Zone 22	17	41	0	0	41	0	0	0
Zone 23	5	0	0	0	296	77	30	3
Zone 24	0	9	0	0	16	69	6	48
Zone 25	6	5	0	0	19	0	0	9
Zone 26	6	0	0	0	28	0	18	166
Zone 27	23	28	0	0	119	44	40	50
Zone 28	15	7	0	0	17	91	41	165
Zone 29	20	24	0	0	52	88	62	90
Zone 30	19	14	0	0	2	4	42	23
Zone 31	0	0	0	0	33	36	60	97
Zone 32	23	9	0	0	87	13	64	99
Zone 33	9	8	0	0	0	6	4	15
Zone 34	0	0	0	0	12	54	26	0
Zone 35	3	0	0	3	34	40	108	30
Zone 36	32	0	0	0	175	82	3	3
Zone 37	22	7	0	0	45	0	322	3
Zone 38	5	4	0	0	7	12	24	0
Zone 39	40	54	0	0	56	57	44	16
Montréal CMA	308	298	0	3	1,688	1,536	1,708	921

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	1	0	0	0	0	1	1
Zone 4	1	5	0	0	0	0	1	5
Zone 5	0	0	51	0	0	0	51	0
Zone 6	0	0	9	151	0	0	9	151
Zone 7	2	2	0	8	3	0	23	10
Zone 8	0	1	0	6	0	0	0	7
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	4
Zone 11	0	0	0	0	3	0	3	0
Zone 12	5	4	18	16	0	3	56	23
Zone 13	0	0	6	12	0	0	6	12
Zone 14	0	8	0	80	0	0	0	88
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	10	173	218	0	228	173
Zone 18	0	0	0	12	0	0	0	12
Zone 19.1	0	1	0	18	0	0	0	19
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	6	0	0	0	6	0
Zone 21	1	6	0	0	102	0	103	6
Zone 22	18	22	0	0	0	0	18	22
Zone 23	3	1	0	74	0	3	3	78
Zone 24	2	3	0	6	0	0	2	9
Zone 25	13	8	0	0	0	3	13	11
Zone 26	25	9	12	0	14	3	51	12
Zone 27	18	39	16	4	8	20	42	63
Zone 28	11	10	0	0	21	149	32	159
Zone 29	35	24	42	12	4	55	81	91
Zone 30	14	8	8	6	28	15	50	29
Zone 31	9	21	0	0	7	52	16	73
Zone 32	9	23	4	3	20	55	33	81
Zone 33	8	8	0	14	0	6	8	28
Zone 34	12	5	3	54	4	0	19	59
Zone 35	21	21	17	0	49	3	87	24
Zone 36	17	19	4	48	0	0	21	67
Zone 37	16	22	20	0	6	3	42	25
Zone 38	3	13	0	0	3	0	6	13
Zone 39	44	30	24	16	12	8	80	54
Montréal CMA	288	318	250	713	502	378	1,091	1,409

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - April 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	4	1	0	3	9	0	13	4
Zone 2	0	0	0	0	0	0	0	0
Zone 3	2	2	0	0	59	58	61	60
Zone 4	6	11	0	0	0	0	6	11
Zone 5	0	0	51	0	6	0	57	0
Zone 6	10	0	21	195	0	0	31	195
Zone 7	8	14	55	16	19	0	100	37
Zone 8	1	1	0	6	0	0	1	7
Zone 9	0	0	0	0	0	0	0	0
Zone 10	3	4	0	0	0	0	3	4
Zone 11	0	0	81	5	13	0	94	5
Zone 12	10	16	24	40	3	13	70	69
Zone 13	0	4	17	23	54	3	71	30
Zone 14	22	11	50	96	27	0	99	107
Zone 15	7	3	0	0	0	0	7	3
Zone 16	0	1	14	5	0	4	14	10
Zone 17	0	3	265	491	491	26	756	520
Zone 18	0	0	12	14	31	0	43	14
Zone 19.1	0	1	85	18	0	0	85	19
Zone 19.2	0	0	5	0	0	0	5	0
Zone 20	0	0	6	0	0	0	6	0
Zone 21	3	11	0	16	102	0	105	27
Zone 22	23	33	41	16	0	0	64	49
Zone 23	20	11	294	77	30	3	344	91
Zone 24	18	30	16	69	6	48	40	147
Zone 25	19	25	19	0	0	9	38	34
Zone 26	75	49	26	0	18	170	119	219
Zone 27	83	84	119	44	41	50	243	178
Zone 28	64	50	17	85	42	165	123	300
Zone 29	108	128	55	88	62	90	225	306
Zone 30	42	39	8	10	42	23	92	72
Zone 31	56	60	31	36	60	98	147	194
Zone 32	61	62	87	10	64	101	212	173
Zone 33	26	31	9	14	4	15	39	60
Zone 34	43	19	10	54	26	0	79	73
Zone 35	106	89	37	40	108	33	251	162
Zone 36	82	54	177	82	3	3	262	139
Zone 37	50	47	54	0	322	3	426	50
Zone 38	32	42	5	12	24	0	61	54
Zone 39	142	130	56	68	44	16	242	214
Montréal CMA	1,126	1,066	1,747	1,633	1,710	931	4,634	3,637

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
April 2018	0	0.0	2	28.6	3	42.9	0	0.0	2	28.6	7	-	-
April 2017	1	7.1	1	7.1	3	21.4	2	14.3	7	50.0	14	-	-
Year-to-date 2018	1	3.3	4	13.3	5	16.7	7	23.3	13	43.3	30	-	-
Year-to-date 2017	2	5.7	1	2.9	13	37.1	4	11.4	15	42.9	35	-	494,154
Laval													
April 2018	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	-	-
April 2017	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	-
Year-to-date 2018	0	0.0	6	35.3	4	23.5	2	11.8	5	29.4	17	-	-
Year-to-date 2017	0	0.0	2	11.1	5	27.8	7	38.9	4	22.2	18	-	-
North Shore													
April 2018	8	16.0	19	38.0	15	30.0	4	8.0	4	8.0	50	-	365,760
April 2017	18	41.9	11	25.6	7	16.3	6	14.0	1	2.3	43	-	440,153
Year-to-date 2018	46	23.6	75	38.5	45	23.1	17	8.7	12	6.2	195	-	324,656
Year-to-date 2017	61	31.0	74	37.6	34	17.3	23	11.7	5	2.5	197	255,000	349,341
South Shore													
April 2018	2	6.3	12	37.5	8	25.0	4	12.5	6	18.8	32	-	-
April 2017	7	15.2	8	17.4	10	21.7	12	26.1	9	19.6	46	-	772,079
Year-to-date 2018	11	10.4	27	25.5	24	22.6	17	16.0	27	25.5	106	-	369,621
Year-to-date 2017	17	13.9	29	23.8	29	23.8	19	15.6	28	23.0	122	-	774,344
Vaudreuil-Soulanges													
April 2018	3	25.0	2	16.7	1	8.3	2	16.7	4	33.3	12	-	-
April 2017	5	35.7	7	50.0	0	0.0	1	7.1	1	7.1	14	-	283,101
Year-to-date 2018	8	15.7	15	29.4	7	13.7	10	19.6	11	21.6	51	-	-
Year-to-date 2017	12	24.0	23	46.0	9	18.0	3	6.0	3	6.0	50	-	283,101
Montréal CMA													
April 2018	13	12.4	35	33.3	29	27.6	11	10.5	17	16.2	105	410,000	448,908
April 2017	31	25.4	27	22.1	22	18.0	24	19.7	18	14.8	122	435,000	476,823
Year-to-date 2018	66	16.5	127	31.8	85	21.3	53	13.3	68	17.0	399	405,000	468,969
Year-to-date 2017	92	21.8	129	30.6	90	21.3	56	13.3	55	13.0	422	390,000	445,479

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2018						
Submarket	April 2018	April 2017	% Change	YTD 2018	YTD 2017	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	494,154	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	-	n/a
Zone 27	365,760	-	n/a	377,494	488,456	-22.7
Zone 28	-	575,440	n/a	-	575,440	n/a
Zone 29	-	-	n/a	261,911	298,112	-12.1
Zone 30	-	271,044	n/a	-	271,044	n/a
Zone 31	-	-	n/a	-	316,925	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	451,517	-	n/a
Zone 35	-	-	n/a	287,725	-	n/a
Zone 36	-	772,079	n/a	-	774,344	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	-	283,101	n/a	-	283,101	n/a
Montréal CMA	448,908	476,823	-5.9	468,969	445,479	5.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3] Average Price[2] ($)	Last Twelve Months[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
April 2018	3,105	3,569	12,578	369,554	4.1	385,407	5.8
April 2017	2,936	3,626	14,989	371,405	5.1	365,594	7.3
% Change	5.8	-1.6	-16.1	-0.5	n/a	5.4	n/a
YTD 2018	10,102	15,057	12,718	375,246	5.0	n/a	n/a
YTD 2017	9,806	15,800	15,198	361,355	6.2	n/a	n/a
% Change	3.0	-4.7	-16.3	3.8	n/a	n/a	n/a
CONDOMINIUMS*							
April 2018	1,871	2,327	10,315	287,883	5.5	296,549	8.5
April 2017	1,592	2,470	12,946	283,508	8.1	288,211	11.6
% Change	17.5	-5.8	-20.3	1.5	n/a	2.9	n/a
YTD 2018	6,145	10,009	10,595	288,499	6.9	n/a	n/a
YTD 2017	5,240	11,122	12,849	283,280	9.8	n/a	n/a
% Change	17.3	-10.0	-17.5	1.8	n/a	n/a	n/a
PLEX*							
April 2018	448	676	2,469	522,748	5.5	515,905	6.4
April 2017	424	617	2,708	507,705	6.4	481,666	8.0
% Change	5.7	9.6	-8.8	3.0	n/a	7.1	n/a
YTD 2018	1,465	2,613	2,383	521,881	6.5	n/a	n/a
YTD 2017	1,392	2,550	2,662	489,621	7.6	n/a	n/a
% Change	5.2	2.5	-10.5	6.6	n/a	n/a	n/a
TOTAL							
April 2018	5,432	6,584	25,466	365,429	4.7	370,319	6.8
April 2017	4,957	6,728	30,735	359,886	6.2	352,409	8.7
% Change	9.6	-2.1	-17.1	1.5	n/a	5.1	n/a
YTD 2018	17,728	27,730	25,794	363,931	5.8	n/a	n/a
YTD 2017	16,452	29,526	30,794	343,802	7.5	n/a	n/a
% Change	7.8	-6.1	-16.2	5.9	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
April 2018

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	126.2	2,123	6.7	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,126	6.8	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,126	6.7	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,125	6.8	66.8	892
	May	561	3.14	4.64	100.6	127.6	2,134	6.6	66.9	890
	June	561	3.14	4.64	100.6	127.2	2,147	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84	100.9	127.4	2,158	6.4	67.3	901
	September	575	3.09	4.89	101.1	127.6	2,153	6.4	67.2	905
	October	581	3.24	4.99	101.3	127.7	2,154	6.6	67.3	904
	November	581	3.24	4.99	101.3	128.1	2,161	6.4	67.3	900
	December	581	3.24	4.99	101.3	127.9	2,173	6.0	67.4	898
2018	January	590	3.34	5.14	101.8	128.2	2,184	5.8	67.5	904
	February	590	3.34	5.14	102.4	128.9	2,190	6.0	67.7	908
	March	590	3.34	5.14	102.4	129.1	2,193	6.1	67.9	908
	April	590	3.34	5.14		129.4	2,187	6.1	67.6	906
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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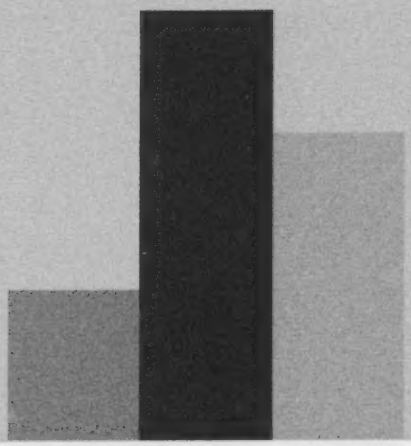

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- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
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- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
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